145.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	690,800 /	690,800
USE VALUE:	690,800 /	690,800
ASSESSED:	690,800 /	690,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI PLACIDO MARK & MAURA E
Owner 2:	
Owner 3:	
Street 1:	28 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DI PLACIDO MARK -
Owner 2:	-
Street 1:	28 WALL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,833 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3833.000	262,800		428,000	690,800
Total Card	0.088	262,800		428,000	690,800
Total Parcel	0.088	262,800		428,000	690,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.75 | /Parcel: 483.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
95202			04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0005-0003.0

!11349!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,900	0	3,833.	428,000	690,900	690,900	Year End Roll	12/18/2019
2019	101	FV	214,600	0	3,833.	401,200	615,800	615,800	Year End Roll	1/3/2019
2018	101	FV	214,600	0	3,833.	331,700	546,300	546,300	Year End Roll	12/20/2017
2017	101	FV	214,600	0	3,833.	304,900	519,500	519,500	Year End Roll	1/3/2017
2016	101	FV	214,600	0	3,833.	278,200	492,800	492,800	Year End	1/4/2016
2015	101	FV	202,300	0	3,833.	272,800	475,100	475,100	Year End Roll	12/11/2014
2014	101	FV	202,300	0	3,833.	253,600	455,900	455,900	Year End Roll	12/16/2013
2013	101	FV	202,300	0	3,833.	241,300	443,600	443,600		12/13/2012

PRINT

Date	Time
12/11/20	01:31:51

LAST REV

Date	Time
04/27/18	08:23:34
ekelly	

USER DEFINED

Prior Id # 1:	95202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI PLACIDO MARK	56276-306		1/13/2011	Convenience	1	No	No		
BULLOCK WALTER	46006-553		8/31/2005	Family	200,000	No	No		
BULLOCK WALTER/	25149-492		1/30/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2006	576	Wood Dec	4,000			G8	GR FY08	12 x 11 deck

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
11/16/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3833		Sq. Ft.	Site		0	80.	1.40	9									427,993						428,000	

Total AC/HA:	0.08799	Total SF/SM:	3833	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	427,993	Spl Credit		Total:	428,000

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98746294
Adj $ / SQ:	173.300
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357113
Depreciation:	94278
Depreciated Total:	262835

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

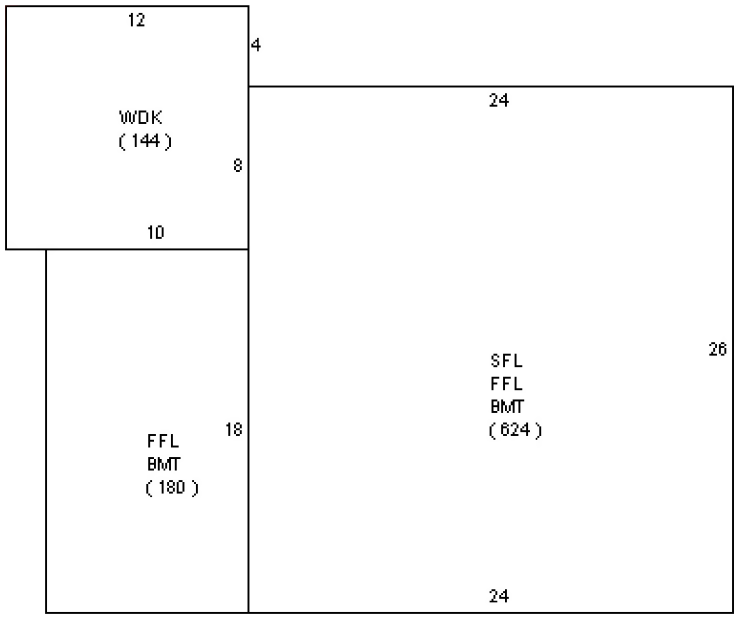
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.30
Special Features:	0	Val/Su Net:	110.61
Final Total:	262800	Val/Su SzAd	184.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	804	51.990	41,800
FFL	First Floor	804	173.300	139,333
SFL	Second Floor	624	173.300	108,139
WDK	Deck	144	12.780	1,841

Net Sketched Area:	2,376			Total:	291,113
Size Ad	1428	Gross Are	2376	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	